



Marshes Houses | West Sleekburn | NE62 5XD

£50,000



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First Floor Landing

Two Bedroom

Ideal Investment/ First Time Buy

Open Views To The Rear

Close To Transport Links

Leasehold

Council Tax:A

EPC:C

ROOK
MATTHEWS
SAYER

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing.

Lounge 15.72ft x 13.27ft (4.79m x 4.04m)

Double glazed window to rear, single radiator, fire surround with gas fire, built in storage cupboard, coving to ceiling.

Kitchen 11.09ft x 7.05ft (3.38m x 2.14m)

Double glazed window to side, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, space for fridge freezer, plumbed for washing machine, laminate flooring.

Bedroom One 15.19ft x 11.68ft (4.62m x 3.56m)

Double glazed window to front, double radiator, coving to ceiling.

Bedroom Two 12.02ft x 8.01ft (3.66m x 2.44m)

Double glazed window to front.

Bathroom 6.94ft x 5.49ft (2.11m x 1.67m)

Three piece white suite comprising of panelled bath with mains shower over, low level wc, double glazed window to side, single radiator, cladding to walls.

External

Shared yard to rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: On street parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

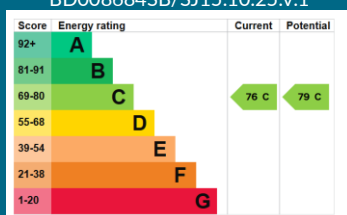
Length of Lease: 999 years from 31.03.1992

No Ground Rent Or Service Charge – Peppercorn Lease.

COUNCIL TAX BAND: A

EPC RATING: C

BD008684SB/SJ15.10.25.v.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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